

024.0

0004

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
804,200 / 804,200
804,200 / 804,200
804,200 / 804,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		TEEL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ELLIS JOHN R	
Owner 2: BADAWY MERAN A	
Owner 3:	
Street 1: 59 TEEL ST	
Street 2:	

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: BARANOV ELENA -
Owner 2: -
Street 1: 59 TEEL ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 1828 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
1/19/2016 66 Solar Pa 5,688
9/17/2012 1172 Demoliti 8,000 C
8/6/2012 973 Addition 164,950
6/10/2003 436 Re-Roof 7,000
2/12/2001 66 Alterati 34,850 C REMODEL KIT/BATH/I

ACTIVITY INFORMATION
Date Result By Name
7/22/2017 MEAS&NOTICE HS Hanne S
7/11/2013 Measured JBS JOHN S
4/11/2013 Info Fm Prmt EMK Ellen K
2/2/2009 Meas/Inspect 294 PATRIOT
12/14/2000 MLS MM Mary M
11/15/1999 Inspected 267 PATRIOT
9/29/1999 Mailer Sent
9/29/1999 Measured 256 PATRIOT
8/11/1993 KT

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % % % % Appraised Alt Spec J Fact Use Value Notes
Code Fact Fact PriceUnits Type Type Factor Value Price Neigh Infl Mod Infl 1 Infl 2 Infl 3 % Value Class Land Code Value
101 One Family 5375 Sq. Ft. Site 0 80. 1.08 1

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value
101 5375.000 338,900 300 465,000 804,200
Total Card 0.123 338,900 300 465,000 804,200
Total Parcel 0.123 338,900 300 465,000 804,200
Source: Market Adj Cost Total Value per SQ unit /Card: 439.93 /Parcel: 439.93
Entered Lot Size Total Land: Land Unit Type:
Land Unit Type:

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
804,200 / 804,200
804,200 / 804,200
804,200 / 804,200Patriot
Properties Inc.

07/22/17 !1981!

PRINT Date Time

12/29/21 20:53:07

LAST REV Date Time

08/23/17 10:25:21 apro

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION
TAX DISTRICT
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes
BARANOV ELENA 51609-310 8/25/2008 437,000 No No
BEAUDOIN DORIS 31767-485 8/30/2000 285,000 No No 4
BEAUDOIN DORIS 28026-121 12/30/1997 Family No No F

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IN PROCESS APPRAISAL SUMMARY

<tbl_r cells="1" ix="5" maxcspan="1" maxrspan

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH								
Type:	6 - Colonial		Full Bath:	1	Rating: Good	A Bath:		Rating:	BSMT SINK.											
Sty Ht:	2A - 2 Sty +Attic		3/4 Bath:	1	Rating: Very Good	A 3QBth:		Rating:												
(Liv) Units:	1	Total: 1	Foundation:	2 - Conc. Block		1/2 Bath:		Rating:												
Frame:	1 - Wood		A HBth:		Rating:	OthrFix:	1	Rating: Average												
Prime Wall:	4 - Vinyl																			
Sec Wall:		%																		
Roof Struct:	1 - Gable		OTHER FEATURES			Kits:	1	Rating: Very Good	RESIDENTIAL GRID											
Roof Cover:	1 - Asphalt Shgl		A Kits:		Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Color:	GRAY		Frl:		Rating:	Other														
View / Desir:			WSFlue:		Rating:	Upper														
GENERAL INFORMATION						Lvl 2														
Grade:	C - Average		Condo Information			Lvl 1														
Year Blt:	1900	Eff Yr Blt:	Location:			Lower														
Alt LUC:		Alt %:	Total Units:			Totals	RMs:	6	BRs:	2	Baths:	1	HB							
Jurisdct:	G14	Fact:	Floor:			REMODELING	No Unit		RMS		BRS		FL							
Const Mod:			% Own:			Exterior:	1		6		2									
Lump Sum Adj:			Name:			Interior:														
INTERIOR INFORMATION						Additions:														
Avg Ht/FL:	STD		Kitchen:																	
Prim Int Wal	2 - Plaster		Baths:																	
Sec Int Wall:		%	Plumbing:																	
Partition:	T - Typical		Electric:																	
Prim Floors:	3 - Hardwood		Heating:																	
Sec Floors:		%	General:																	
Bsmnt Flr:	12 - Concrete		Total:	18.6	%	CALC SUMMARY	No Unit		RMS		BRS		FL							
Subfloor:			Basic \$ / SQ:	130.00		COMPARABLE SALES	1		6		2									
Bsmnt Gar:			Size Adj.:	1.22439814		Rate	Parcel ID		Typ		Date		Sale Price							
Electric:	3 - Typical		Const Adj.:	0.97010303																
Insulation:	2 - Typical		Adj \$ / SQ:	154.413																
Int vs Ext:	S		Other Features:	84019																
Heat Fuel:	2 - Gas		Grade Factor:	1.00																
Heat Type:	2 - Gravty H/Air		NBHD Inf:	1.00000000																
# Heat Sys:	1		NBHD Mod:																	
% Heated:	100	% AC:	LUC Factor:	1.00																
Solar HW:	Yes	Central Vac:	Adj Total:	416285																
% Com Wal		% Sprinkled	Depreciation:	77429																
			Depreciated Total:	338856																
MOBILE HOME						WtAv\$/SQ:		AvRate:		Ind.Val:										
Make:																				
Model:																				
Serial #:																				
Year:																				
Color:																				
SPEC FEATURES/YARD ITEMS												PARCEL ID 024.0-0004-0007.0								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
19	Patio	D	Y	1	6X10	A	AV	2010	6.00	T	7.2	101			300		300			
2	Frame Shed	D	Y	1	8X12	A	AV	2010	0.00	T	7.2	101								
More: N						Total Yard Items:			300	Total Special Features:							Total:	300		